

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – AUGUST 17, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, August 17, 2005, at the Township Municipal Building, Rte 715 Brodheadsville, Pa 18322 by Larry Smith.

Present: Dave Gordon, Dave Johnson, Larry Smith, Jim Connor, Matt Connell, Chris Eckert, Engineer Tracey Gunther, Attorney Tim McManus and Planning Director David Albright. Note: Engineer Gunther was substituting for Engineer McDermott.

Absent: Dick Rodenbach

The Pledge of Allegiance to the Flag was led by Larry Smith.

Minutes. On motion made by Chris Eckert, seconded by Matt Connell it was voted to approve the minutes of the July 20, 2005 meeting, as distributed. (6-0)

Submittals:

Bumbulsky, Mark & Joan (Lot Line Adjustment/Joinder) Robert Beers, PLS Everything was in order. Engineer Gunther recommended the Commission accept this plan for review. On motion made by Dave Johnson, seconded by Jim Connor it was voted to accept this plan for review. (6-0) (Plan date 6/27/05) (Received 8/2/05) **(90-day review ends 11-17-05)** (SEO: Planning module not required)

West End Soccer League (Preliminary/Final Land Development Plan) Niclaus Engineering. It was noted this is not a Land Development Plan, therefore, Marv Walton of Niclaus Engineering withdrew the plan. (Plan date 8/2/05) (Received 8/2/05)

Plan Review.

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. No one was present of behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03-8/17/05) **(Open ended waiver signed 1/21/04)** (SEO: testing complete, planning module ready for approval)

Ianuale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-8/17/05) **(Open ended waiver signed 10/1/04)** (SEO: no testing required)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-8/17/05) (**Open ended waiver was received 3/16/05**) (SEO: test results under review, no planning module submitted)

Paradise Estates (Preliminary Conservation Subdivision) Niclaus Engineering. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 1/4/05) (Received 1/4/05) (Accepted 1/19/05) (Tabled 2/16/05-8/17/05) (revised plan 3/1/05) (**Open ended waiver was received on 3/16/05**) (SEO: testing under review)

North Penn Bank (Minor Subdivision) Hanover Engineering Associates, Inc. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 2/24/05) (Received 4/4/05) (Accepted 4/20/05) (Tabled 5/18/05-8/17/05) (**Open ended waiver was received 6/16/05**) (SEO: testing complete, planning modules not required)

Mackey, Joseph & Sandra (Preliminary Major Subdivision Plan) Niclaus Engineering. Marv Walton of Niclaus Engineering was present on behalf of this plan. A brief discussion ensued and Mr. Mackey suggested he would like to offer the road for dedication to the Township. Planning Director Albright suggested a work session with the Board of Supervisors to discuss this issue. On motion made by Dave Johnson, seconded by Jim Connor it was voted to conditionally approve this plan subject to the Engineer's comment letter of August 9th and Atty. McManus comment on restrictive covenant #6. (6-0) (Plan date 6/2004) (Received 5/3/05) (Accepted 5/18/05) (Tabled 6/15/05-8/17/05) (Rev. 7/5/05, 8/2/05) (**Open ended waiver was received 7/20/05**) (SEO: planning module review by alternate SEO)

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski Associates. No one was present on behalf of this plan. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan. (6-0) (Plan date 5/9/05) (Received 5/9/05) (Accepted 5/18/05) (Tabled 6/15/05-8/17/05) (**Open ended waiver was received 7/28/05**) (SEO: Flows have not been submitted, planning module required)

Dunkin Donuts/Baskin Robbins (Minor Subdivision) Kenderian-Zilinski Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to deny this plan unless a waiver is received before the Board of Supervisors meeting on September 6, 2005. (6-0) (Plan date 6/7/05) (Received 6/9/05) (Accepted 6/15/05) (Tabled 6/15/05) (Rev. 6/16/05) (**90-day review ends 9/13/05**) (SEO: Flows have not been submitted, planning module required)

Sun Valley Lots 336 & 338 (Lot Line Adjustment) Brian Courtwright, P.L.S. Everything is in order. On motion made by Dave Johnson, seconded by Matt Connell it was voted to approve this plan. (6-0) (Plan date 6/10/05) (Received 7/1/05) (**90-day review ends 10/20/05**) (SEO: testing complete, design submitted)

Becaccio, Doris (Lot Line Adjustment) Niclaus Engineering. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to conditionally approve this plan subject to the Engineer's letter dated 08/04/05 general comment #4 joinder note. (6-0) (Plan date 6/6/05) (Received 7/6/05) **(90-day review ends 10/20/05)** (SEO: no planning module required)

Bush, Theodore & Talitha (Minor Subdivision) Frank J. Smith, Jr. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 6/28/05) (Received 7/5/05) **(90-day review ends 10/20/05)** (SEO: testing complete, planning module ready for approval.

Whispering Woods Extension. (Preliminary Major Subdivision Plan) Langan Engineering. Chris Borger was present on behalf of this plan. This is a 12 acre parcel adjacent to the Whispering Woods sub-division. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (6-0) (Plan date 7/5/05) (Received 7/7/05) **(90-day review ends 10/20/05)** (SEO: testing complete, planning module required.)

Sketch Plan None.

Business from the Planning Commission. None.

Planning Module Approval.

Mackey, Joseph & Sandra. On motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this planning module, subject to alternate SEO Jeryl Reinhart's review and approval of the revised plan. (6-0)

Plans to be Signed. None.

Other Business.

West End Soccer League – Special Exception. Niclaus Engineering. Marv Walton was present on behalf of this plan. Dave Minnetto, President of the Soccer League was also present. The League has filed a special exception application to the Zoning Hearing Board to utilize grass parking vs paved parking as stated in the Ordinance. It is roughly 19,000 sq ft of area. A brief discussion ensued. The Planning Commission recommends the special exception using open grated gravel or the Township material if acceptable by the Township Engineer. Planning Director Albright recommended the League meet with the Board of Supervisors on the other pending issues.

TDR Ordinance Comments. A brief discussion ensued on the TDR Ordinance. The Planning Commission made a favorable recommendation to the Board of Supervisors on this Ordinance revision.

Public Comment. None.

Adjournment. There being no further business, on motion made by Matt Connell, seconded by Dave Johnson it was voted to adjourn at 9:00 p.m. (6-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary